

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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ROBERT W. LEVY
WALTER B. ADAMS
DEREK B. REDGATE

Thursday, May 8, 2014, 7:30 p.m.

Juliani Meeting Room
Town Hall

Zoning Board of Appeals Members Present: J. Randolph Becker, Acting Chairman
Robert W. Levy
Walter B. Adams

Excerpt from May 8, 2014 ZBA Public Hearing

2014-37, CHARLES BOIARDI, 151 LINDEN STREET

Presenting the case at the hearing was Oliver Cruz, Fast Signs, on behalf of Wellesley Plumbing and Heating. He said that the request is for a special permit for a sign.

Mr. Becker said that it would have been helpful to have the building owner present at the hearing. He said that there are six or seven wall signs and six or seven window signs already on that façade. He said that those signs are for the tenants in the building.

Mr. Becker said that the request is for a special permit to allow for a sign on a building that is not owned or occupied by the owner of the sign.

Mr. Becker said that he did not know for certain but he assumed that Wellesley Plumbing and Heating is a wholesale business not a retail business. He questioned the need for a sign on someone else's building, especially when that façade already does not comply with the bylaw.

Mr. Adams said that whether the business is retail or wholesale, plumbers do have to be able to find the business. Mr. Becker said that C & T Paint was at their location for years with just a sign over the door.

Mr. Adams said that Wellesley Plumbing and Heating used to have a sign on a different façade that overlooked what was at the time Roche Bros parking lot. He said that there office may have been on that side at the time. He said that he did not know where the business is currently located. He said that the proposed sign does not help to identify where the business is located. He said that his concern is that

there was no effort to bring some coherence to the signage of the building. He said that the client cannot control the signage on the building. He said that the building owner needs to come up with a system of signage that would augment the building and not detract from it.

Mr. Becker read the Planning Board recommendation.

Mr. Becker discussed the process for coming back before the Board if it denied the petition before it. He discussed the alternative to withdraw the petition without prejudice.

Mr. Cruz requested that the Board allow the petition to be withdrawn without prejudice.

Mr. Levy moved and Mr. Adams seconded the motion to allow the petition to be withdrawn without prejudice. The Board voted unanimously to allow the petition to be withdrawn without prejudice.